



EASTWOOD

eastwoodrealty.com

6 BED • 6 BATH • SLEEPS 16 - 20

Duplex | 2 Units

Each Unit: 3 Bedroom • 3 Bathroom • Sleeps 10



FINANCES + EXPENSES



PRICE
\$1.38M



CAP RATE
8.4%



NOI
\$115,884



GROSS REVENUE
\$198,161



AIRBNB REV
\$160,000



DIRECT BOOKING REV
\$8,500



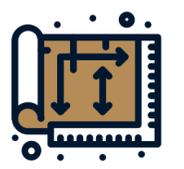
OTHER REV
\$29,661



TOTAL EXPENSES
\$82,277



PROPERTY TYPE
Duplex



LIVING SPACE
3,566 SQFT



LOT SIZE
5,250 SQFT



PARKING
4 GATED SPACES

Airbnb Accommodation Revenue	\$144,813	\$150,624	\$160,000
Direct Booking Revenue	\$3,704	\$5,311	\$8,500
Other Revenue (Vrbo, Booking.com)	\$26,064	\$20,190	\$29,661
Gross Revenue	\$174,582	\$176,124	\$198,161
Cleaning Expense	\$18,669	\$18,669	\$20,589
Electricity	\$6,175	\$6,175	\$6,200
Gas	\$1,662	\$1,662	\$1,700
Water	\$1,084	\$1,084	\$1,100
Maintenance	\$1,397	\$1,397	\$1,500
Linen/Consumables	\$1,568	\$1,568	\$1,600
Lawn	\$1,140	\$1,440	\$1,140
Pool Maintenance	\$1,920	\$1,920	\$1,920
Internet	\$515	\$515	\$515
Property Insurance	\$4,657	\$4,657	\$4,657
Property Taxes (2025)	\$5,859	\$5,859	\$10,541
** Property Management Fees 20%	\$26,483	\$26,791	\$30,815
Total Expense	\$71,128	\$71,436	\$82,277
Net Operating Income	\$103,454	\$104,688	\$115,884

SIX SUITES. ONE SMART INVESTMENT.

This extra-spacious Houston retreat was intentionally configured for strong short-term rental performance. The property features two connected 3-bedroom / 3-bath suites linked by an internal staircase, allowing large groups to stay together while maintaining privacy.

Each of the six bedrooms includes its own private bathroom — a rare layout that elevates guest experience, increases five-star reviews, and supports premium nightly rates.

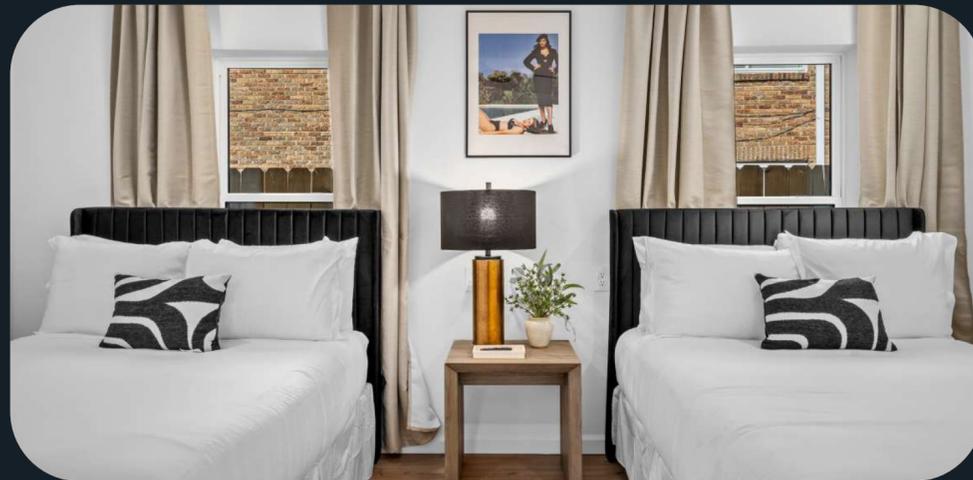
This isn't just a house. It's a purpose-built STR asset designed to compete at the top of its category.

[VIEW AIRBNB LISTING](#)





PROPERTY HIGHLIGHTS



Private-Suite Layout

Six bedrooms. Six bathrooms. No sharing. A hotel-style configuration that drives better guest satisfaction and repeat bookings.

Resort Style Backyard

Heated pool and spa create a true destination stay — the kind of amenity guests book for and investors monetize.

Dual Living Spaces

Two full 3BR/3BA suites provide flexibility for multi-family trips, corporate stays, retreats, and event-based demand.

Seamless Operations

Smart lock entry, fully furnished interiors, and STR-ready setup make this a smooth transition for the next owner.





PROPERTY FEATURES



INVESTMENT *Positioning*

Turnkey Short-Term Rental Opportunity

Positioned minutes from Texas Medical Center, Downtown Houston, NRG Stadium, and Brays Bayou, this property sits in one of the city's strongest short-term rental corridors.

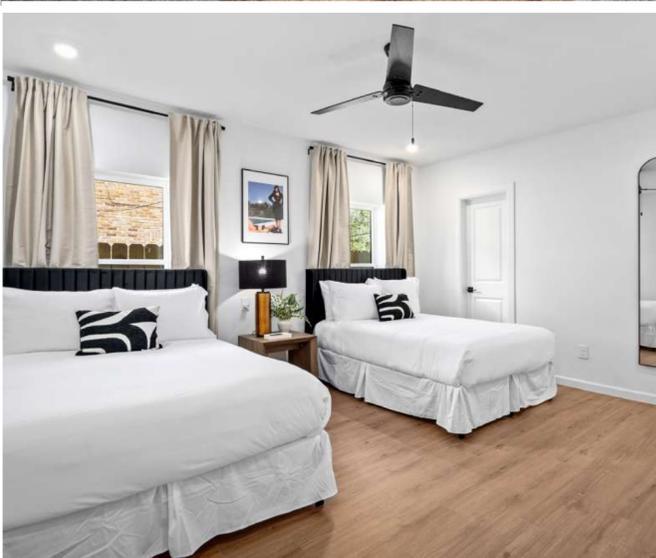
Large group capacity (16+ guests), private baths in every bedroom, and resort-style outdoor amenities combine to create:

- Higher nightly revenue potential
- Strong occupancy across event seasons
- Corporate + medical visitor demand
- Group travel appeal year-round

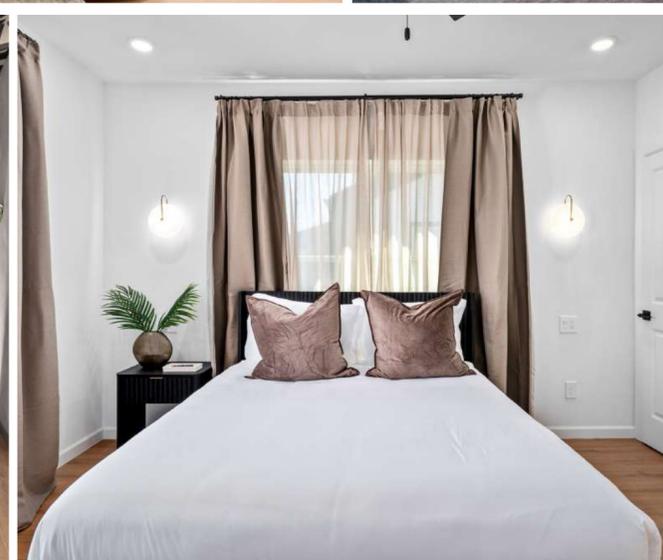
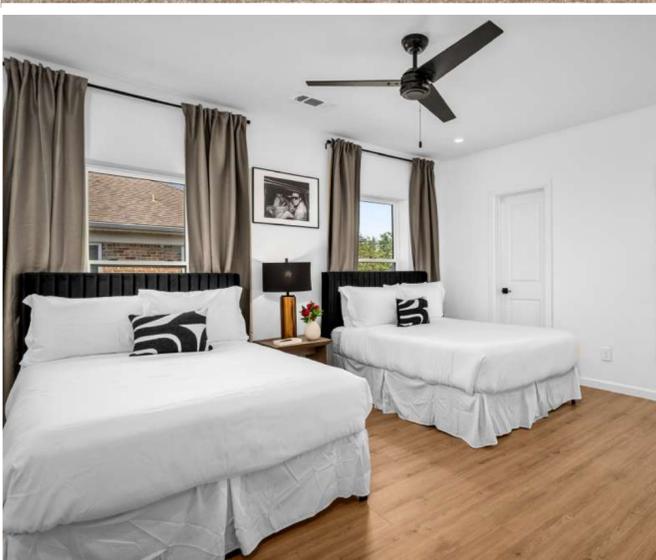
This is a scale-ready STR asset — whether you're expanding your portfolio or entering Houston's high-performing short-term market.

- 6 Bedrooms | 6 Bathrooms
- Sleeps 20
- Two connected 3BR/3BA suites
- Heated pool + spa
- Fully furnished
- TVs in every bedroom
- Smart lock entry
- Gated parking
- Minutes to Med Center, Downtown & NRG

FLOOR 1



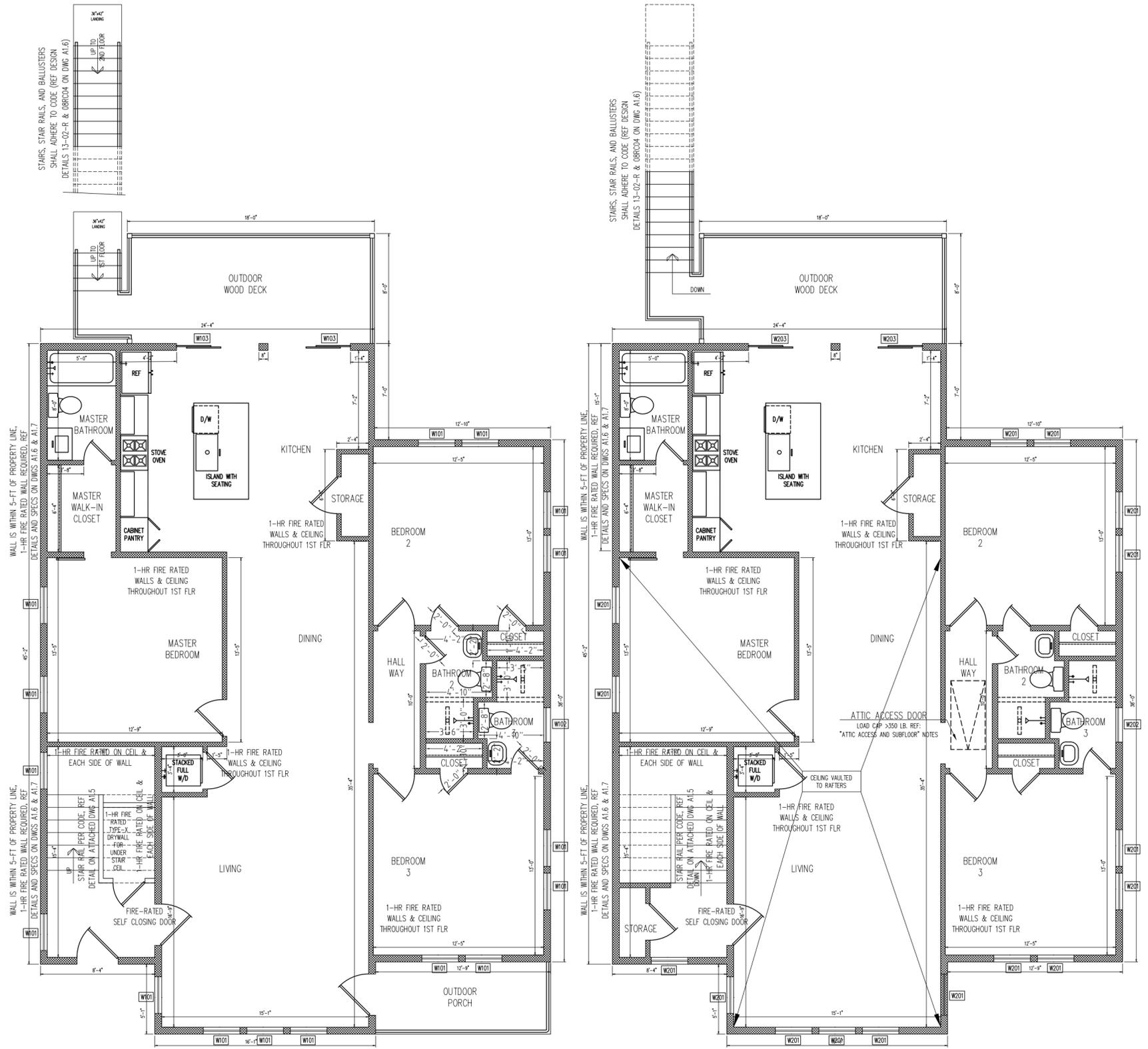
FLOOR 2



BACKYARD

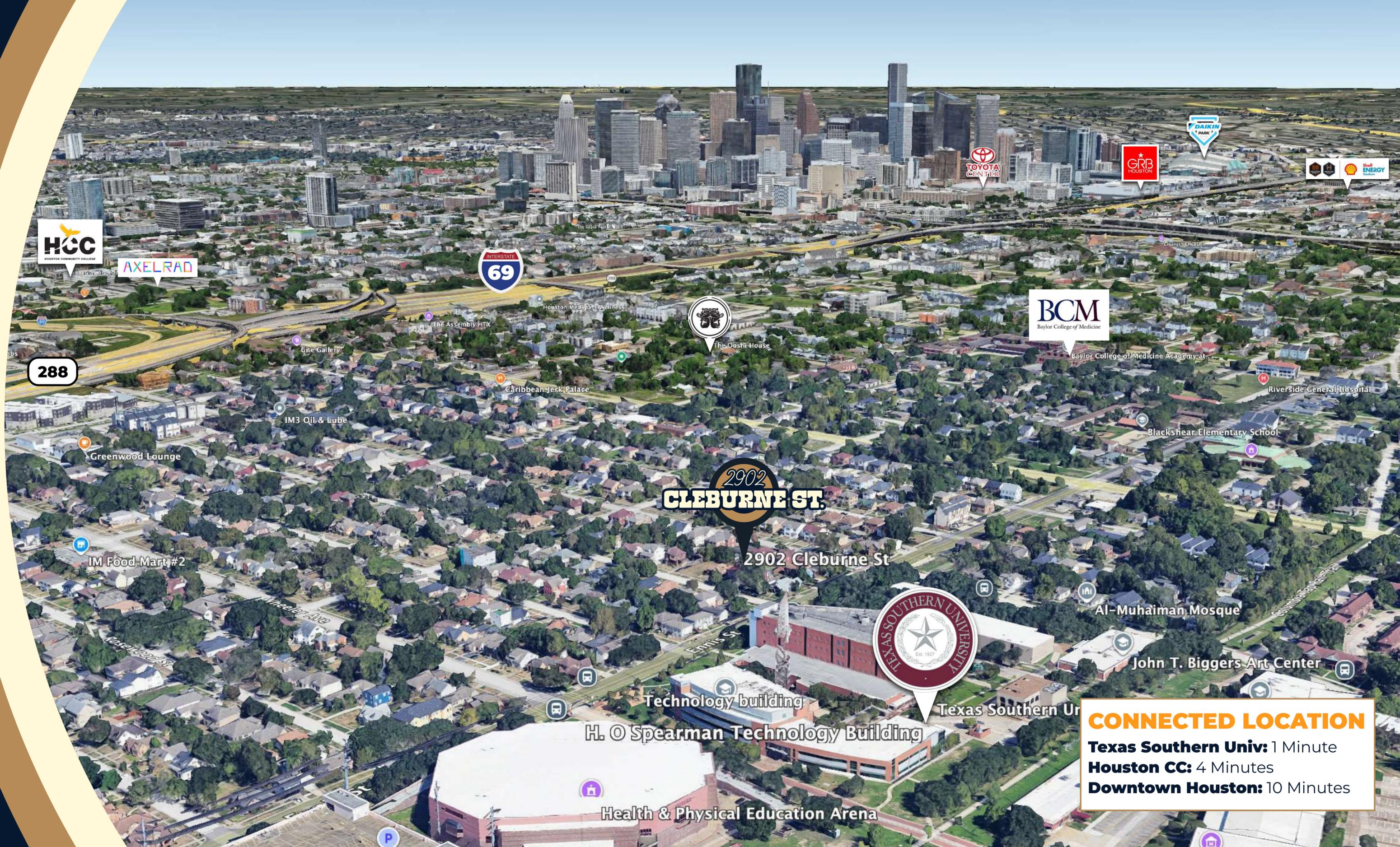


FLOOR PLAN



FLOOR 1

FLOOR 2



Greenwood Lounge

IM Food Mart #2

IM3 Oil & Lube

Caribbean Jerk Palace

2902 CLEBURNE ST.

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Technology building

H. O Spearman Technology Building

Health & Physical Education Arena

Al-Muhaiman Mosque

John T. Biggers Art Center

Blackshear Elementary School

Riverside General Hospital

CONNECTED LOCATION
Texas Southern Univ: 1 Minute
Houston CC: 4 Minutes
Downtown Houston: 10 Minutes

FOR SALE INFO CONTACT

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